

# DockLines

VOL. IX, NO.2

THE SANTA BARBARA WATERFRONT DEPARTMENT NEWSLETTER

March 2010

Editor: Mick Kronman  
Art Director: Brian Slagle



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## Proposed Fiscal Year 2011 Budget and Fee Changes

Scott Riedman, Waterfront Business Manager

Everyone is familiar with the budget crisis at the City, County, and State levels. The Waterfront Department is not immune to the slowdown. However, since the Department does not receive or depend upon tax revenue, it has not been adversely affected by the drop in local hotel bed tax, sales tax and property tax.

With 100% lease and slip occupancy, Waterfront Department revenue is relatively stable compared to other City departments. However, many Waterfront businesses are on percentage rent leases, meaning that when sales go down, so do rent payments. An unusually rainy year has also put a damper on parking and lease revenue, as people spent more time indoors than visiting the Waterfront.

This year, the Department was also assigned additional financial responsibilities. These include paying for the Beach Lifeguard Program and July 4th fireworks, plus maintenance of the Dolphin Fountain and public restrooms at Leadbetter Beach, the base of Stearns Wharf and adjacent to the Visitor Center at Garden Street and Cabrillo Boulevard.

The Department expects to fund \$2.5 million in Capital Improvement Projects in Fiscal Year 2011 (beginning July 1, 2010), including sidewalk and parking lot repairs, Stearns Wharf pile and timber repairs and repairs to the marinas and launch ramp. We will continue drawing funds from a Department of Boating and Waterways 4.5%-interest loan to fund Marina One reconstruction. Replacement of "O" and "P" fingers should begin by spring next year.

As with prior years, fee increases will be necessary to complete these projects, maintain the Harbor and Wharf, and keep the Department's emergency and construction reserves at required levels.

Fee increases under consideration for FY 2011 include:

- 4% slip fee increase;
- \$25-per-foot slip transfer fee increase (would not apply to 20-foot slips); and
- New rate categories for 60-foot and larger slips and end ties.
- **Note:** All slip lengths between 20 and 50 feet are charged monthly fees based on a step scale (the larger the slip, the higher the per-foot fee). However, 60-foot slips and larger end ties are currently subject only to the 50-foot rate, the top of the Department's fee scale. Consequently, a 100-foot end tie is subject to the same per-foot rate as a 50-foot slip. It's logical that 60-foot slips and larger end ties should be subject to a higher per-foot fee, consistent with all the other slip size categories (20'-50').

## FY 2011 Fee Increases Under Consideration

- ♦ 4% slip fee increase;
- ♦ \$25-per-foot slip transfer fee increase (would not apply to 20-foot slips); and
- ♦ New rate categories for 60-foot and larger slips and end ties (see article for details).

Waterfront staff reviewed the proposed FY 2011 budget and fee increases with the Harbor Commission on February 18, 2010, and March 18, 2010. City Council is scheduled to adopt the FY 2011 budget in late June. If you're interested in these budget issues, check the City's web site at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) and click on Boards and Commissions / Harbor Commission / City Meetings & Videos Online for a streaming video recording of the February 18 and March 18 Harbor Commission meetings.

## Marina One Replacement Project – Phase 1 Construction Update

Karl Treiberg, Waterfront Facilities Manager

With a busy boating season looming, expect more activity than usual on Phase 1 of the Marina One Construction Project, including arrival of new docks to replace the main headwalk beginning in early April.

Bellingham Marine (BMI) is the subcontractor fabricating and installing the new docks. They've built 75 new concrete floats at BMI's plant near Sacramento, which will be pre-assembled into 25 three-float units before transport to Santa Barbara Harbor. The pre-assembled units will be installed along the south side of the main headwalk over a course of one to two weeks.

Access to dock fingers on the south side of Marina One will be across the new docks while temporary utilities are switched from the existing headwalk to the new one. Once the new docks are completely installed, the existing main headwalk will be demolished and the new docks slid into place. The new docks will float slightly higher than the existing docks, with slightly sloped transition floats installed between the new headwalk and existing fingers until these fingers are rebuilt.

This is probably the most complex construction project in the history of the Waterfront, though staff believes an active harbor like Santa Barbara's should remain as accessible as possible at all times, even during such large-scale undertakings.

## DockLines

City of Santa Barbara  
Waterfront Department

### Office Hours

Monday through Friday  
8:00 a.m. to noon  
1:00 p.m. to 5:00 p.m.

Business Office: 564-5531  
Harbor Patrol: 564-5530  
Maintenance: 564-5522  
Parking Services: 564-5523  
Office Fax: 560-7580

(805) local area code

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## Want to Be a Harbor Commissioner?

As part of the recent General Municipal Election, voters passed a ballot measure affecting Harbor Commission membership. The City Charter has been amended to allow the number of Commissioners, previously limited to five, to expand to seven, with one member eligible to be appointed as a non-City resident.

The City Council has appointed two new Commissioners, filling one vacancy and one of the expanded new seats on the Board. There remains, however, one vacancy. This spring, a City-sponsored recruitment will allow a non-City resident to apply and be appointed to the Commission. It is not required, however, that membership of the Harbor Commission include a non-City resident, so City residents are also welcome to apply for the remaining position.

If you are interested in applying for appointment to the Board of Harbor Commissioners, please visit the City's website. Click on City Boards and Advisory Committees for more information on the application process. Applications may be submitted via email at: [CityAdvisoryGroupApplications@SantaBarbaraCa.gov](mailto:CityAdvisoryGroupApplications@SantaBarbaraCa.gov)

The Harbor Commission meets the third Thursday of each month.

## Marina One Replacement Project Update

continued...

Our contractors are committed to installing quality docks while maintaining public access, but this requires cooperation from Marina One slip permittees. Keep an eye out for construction equipment, lines, cables, tools, etc. and please be careful. Make safety a priority. Your patience and cooperation are greatly appreciated and will help ensure successful, efficient completion of the project. If you have questions or concerns, please call Karl Treiberg, Waterfront Facilities Manager at 564-5527.

*Clear out  
your dock  
box and  
mark the  
calendar for  
May 15th!*



*Working together for a clean Santa Barbara Harbor!*

## CLEAN MARINA CORNER

### Harbor Swap Meet and Hazmat Turn-In Day May 15

*Mick Kronman, Harbor Operations Manager*

It's here. You can smell it in the air, see it in the angle of the sun's flare upon the sea. Boating season is upon us. And what better harbinger of the good times ahead than the annual Harbor Nautical Swap Meet? Like last year, the Swap Meet will be accompanied by a hazmat turn-in event. Here are the details:

**Harbor Swap Meet:** Sponsored by the Waterfront Department and Harbor Merchants Association, the Harbor Nautical Swap Meet returns on Saturday, May 15th, from 8:00 a.m. to noon. Visit the Marina 3 parking lot to buy, sell, peruse or to just enjoy good company or free coffee and donuts at this uniquely local event. Typical sales items include sailboat rigging, fishing gear, outboard motors, surfboards, kayaks and all manner of boat parts. Signups for vendor spaces (\$10 apiece) will occur at the Harbormaster's Office beginning Monday, April 12th.

**Hazmat Turn-In:** And while taking inventory of what you need to buy or sell, check your dock box too, since this year's event is again coupled with a Hazmat Turn-In Day. Located next to the Swap Meet, you'll find a marked disposal area for hazardous materials you may wish to get rid of before boating season begins—items like old cans of varnish, lacquer or paint, or small amounts of gasoline or diesel. In an effort to limit the Hazmat event to harbor boat owners only, an "entry ticket" will be included in May's slip billing. The ticket entitles the slip permittee to dispose of any appropriate items that are in his or her boat or dock box. No ticket is necessary to participate in the Harbor Swap Meet.

Questions? Call Mick Kronman, Harbor Operations Manager, at 897-2587.



## Changes Coming to the Waterfront Center Building

*Scott Riedman, Waterfront Business Manager*

Larry Stone and Steve Hyslop, owners of Chuck's Waterfront Grill and The Endless Summer bar-café, wish to change the color of the exterior of the Waterfront Center Building (formerly the Naval Reserve Center) to a hue they deem more inviting than the current white. Additionally, the ground-floor patio is currently exposed to the elements, without glass wind screening common to other oceanfront eateries like the Breakwater Restaurant, Shoreline Beach Café, Boathouse and Beachside Bar-Café at Goleta Beach.

Chuck's architect David van Hoy presented a Tenant Improvement Plan to the Harbor Commission in November 2006. The plan includes installation of a glass windscreen similar to the neighboring Breakwater Café, a retractable fabric awning, and radiant heating for the patio. In addition, because the Waterfront Center Building is designated a historical landmark, proposed changes to the building's exterior required review and approval of the City's Historic Landmarks Committee, which is complete. With approved plans and permits in hand, Chuck's is now ready to construct the patio improvements.

The Waterfront Department is partnering with Chuck's on the improvement project. Approximately half the project's \$300,000 cost can be incrementally deducted from Chuck's percentage rent payments over the next two years, utilizing a lease clause that allows rent credits for certain types of improvements. The clause is intended to encourage tenant-sponsored infrastructure improvements to their leased property via projects that result in increased sales. The Department, in turn, benefits through increased percentage rent payments from the tenant. Tenants with a Reimbursement for Improvements agreement include Brophy Brothers, Char West, Harbor Restaurant, Minnow Café, Shoreline Beach Café, SB Shellfish Company, Sea Landing and the Santa Barbara Sailing Center.

Chuck's owners believe the improvements will significantly increase lunch and dinner service on the ground-floor patio. Sales are projected to increase by 18% in the year following completion of the improvements and 3% per year thereafter. The increased sales would result in a corresponding increase in percentage rent payments to the Department of approximately \$50,000 annually. The Department should recoup the rent credit in three to four years.



## Dredging Up Money

John N. Bridley, Waterfront Director

The President's recently released Fiscal Year 2011 Federal Budget Proposal includes a recommended \$2.04 million for maintenance dredging of the City's Harbor. Normally, this would be considered great news. However, the Army Corps of Engineers (Corps) staff involved with Santa Barbara's dredge operations contract expects the cost to complete FY 2011 dredging may be closer to \$3.7 million.

Here's the rationale for this substantial increase: Due to an infusion of Federal Stimulus and Recovery Act money, dredge operators have seen a significant increase in large dredging projects currently underway and in the planning stages, especially in California. As a result, dredging costs per cubic yard removed have increased dramatically. Bids for local projects have been much higher than in previous years and this trend is expected to continue into the upcoming FY 2011 dredge cycle beginning next fall.

The current three-year Corps contract with AIS Contractors concludes with the spring dredge cycle in April 2010. The Corps will subsequently solicit bids for a new three-year dredge contract and is expecting a significantly higher per-unit cost, resulting in a need to secure additional funding. The scope of work will remain the same as in previous years. Since about 1996, the City has normally requested and secured annual dredge funds averaging \$1.5 to \$2 million. The request for \$3.7 million raises concern, both for our ability to secure the funds and questions it raises regarding ongoing costs to dredge medium-size, shallow-draft recreational/commercial harbors.

In February, the City submitted federal appropriations requests for two important projects, the Mission Creek Flood Control Project and the annual Harbor maintenance dredging of the main navigational channel. I will travel to Washington, D.C. in March to discuss this change in our funding request and work with our Washington lobbyist firm Carpi, Clay and Smith to lay ground-work for the City's request for additional funds.

### 2010 Event Schedule

Harbor Nautical Swap Meet	May 15
Independence Day	July 4
Harbor & Seafood Festival	October 9
Parade of Lights	December 12



Heavy construction equipment moved nearly 50,000 cubic yards of material from the West Beach landscape to help renourish Goleta Beach..

## West Beach Sand Management—A Win-Win Proposition

Karl Treiberg, Waterfront Facilities Manager

West Beach is among the most popular in Santa Barbara, well known for its volleyball courts (and tournaments), easy access to the ocean and calm waters partially sheltered by our breakwater. Unfortunately, West Beach occasionally shoals up, requiring varied construction techniques to remove sand and maximize its quiet-water area for small sailboats to safely navigate without exposure to harbor boat traffic or strong winds and waves just offshore.

The Waterfront Department recently worked with the County Parks Department to remove excess sand from West Beach and transport it to the severely eroded Goleta Beach County Park. County Parks secured funding from the Federal Emergency Management Agency for the beach nourishment project, during which sand from intertidal and subtidal areas just offshore of West Beach were trucked and barged to Goleta Beach over a three-week period in March.

Approximately 50,000 cubic yards of sand were removed, increasing water depths, expanding navigable areas off West Beach and providing improved boating opportunities for a variety of small, non-motorized craft. While \$325,000 for dredging West Beach is included in the Waterfront's Capital Improvement Plan for FY 2011, completion of this project means only limited additional dredging is necessary in the near future, possibly saving the Department much of this budgeted cost.



Eroded Goleta Beach.

## Vessel Turn-in Program

Capt. Steve McCullough, Santa Barbara Harbor Patrol

In January, new sections of the California Harbors and Navigation Code became law, including a statute allowing the verified title holder of a recreational vessel to willingly surrender it to a public agency. The idea is for owners of derelict vessels to voluntarily surrender them instead of abandoning them entirely, saving money and avoiding public safety and navigational hazards, as well as potential environmental impacts.

A statewide Abandoned Vessel Advisory Committee (AVAC) has been meeting with the Department of Boating and Waterways (DBW) to develop details of how the Vessel Turn-in Program (VTIP) will be administered. Harbor Operations Manager Mick Kronman and I are on this committee. Although VTIP is on the books, the \$150,000-per-year program for disposing surrendered vessels is yet unfunded. When funded, the money will be divided among several public agencies, so the City of Santa Barbara will receive a small portion of that amount.

The way VTIP is expected to work, participating public agencies will have sole discretion to determine which vessels are likely to be abandoned and to work with their owners to voluntarily surrender those boats. For example, vessels anchored east of Stearns Wharf with indigent or absentee owners have a higher likelihood of abandonment than vessels owned by slip permittees. Trailer boats stored on land or "backyard boats" will not qualify in our jurisdiction.

As we approach a new fiscal year and the state adopts a budget, we'll have a better idea of the amount of VTIP funds available to us. This pilot program will be reviewed through January 2013, when recommendations will be made to revise or discontinue it. Meanwhile, we'll know the VTIP program is successful when we see fewer vessels abandoned on state waterways, including our East Beach Anchorage.

City of Santa Barbara | Waterfront Department  
PO Box 1990  
Santa Barbara, CA 93102-1990

To: 

## The Santa Barbara Waterfront Department Newsletter DOCKLINES



Strong tidal surge moves into Santa Barbara Harbor.

### Tsunami Sloshes Santa Barbara Harbor

*Mick Kronman, Harbor Operations Manager*

On February 27th, the Waterfront Department activated its Reverse 911 system due to a Tsunami Advisory for the Pacific Coast issued in response to an 8.8-magnitude earthquake in Chile. In keeping with the Advisory, the Reverse 911 message urged the public to avoid beaches and the harbor area for several hours.

Although no significant harbor damage was reported, frequent tidal fluctuations of up to three feet generated significant surges and swirling currents, making navigation in and out of the harbor tricky. The surges dragged navigational buoys off station and caused some vessels entering the harbor to either become confused or lose steerage in the currents, leaving a few temporarily soft aground. All were either safely towed to deeper water or carried there by the rush of a subsequent tidal surge. A few boats broke dock lines in their slips and one accidentally ran over and severed a navigational buoy.

### 2010 Waterfront Parking Permits *Get Yours Today!*

It's easy, convenient and economical. Purchase a 2010 Annual Waterfront Parking Permit from any Waterfront parking kiosk or at the Waterfront Administration Office located at 132-A Harbor Way. Permits are valid from date of purchase through December 31, 2010. The cost for a general permit is \$95. Slip permittees pay \$70. Captain Helene Webb designed this year's colorful sea urchin permit. For more parking information call 564-5523.

### Harbor Commission Schedule

April Meeting	4/15/2010
May Meeting	5/20/2010
June Meeting	6/17/2010
July Meeting	7/15/2010

Harbor Commission meets the third Thursday of each month at 6:30 p.m. in City Council Chambers